

029.0

0002

0019.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

833,300 /

833,300

USE VALUE:

833,300 /

833,300

ASSESSED:

833,300 /

833,300

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 9 | | RALEIGH ST, ARLINGTON |

OWNERSHIP

Unit #:

| | |
|---------------------------------------|--------|
| Owner 1: HARRINGTON JAMES B & LEILA M | |
| Owner 2: LIFE ESTATE | |
| Owner 3: | |
| Street 1: 9 RALEIGH ST | |
| Street 2: | |
| Twn/Cty: ARLINGTON | |
| StProv: MA | Cntry: |
| Postal: 02474 | Type: |

PREVIOUS OWNER

| | |
|---------------------------------------|--------|
| Owner 1: HARRINGTON JAMES B & LEILA - | |
| Owner 2: - | |
| Street 1: 9 RALEIGH ST | |
| Twn/Cty: ARLINGTON | |
| StProv: MA | Cntry: |
| Postal: 02474 | |

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1938, having primarily Brick Veneer Exterior and 2139 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | One Family | | 6000 | | Sq. Ft. | Site | | 0 | 80. | 1.00 | 1 | | | | | | | | | 480,000 | | | | | | 480,000 | |

IN PROCESS APPRAISAL SUMMARY

| Legal Description | | | | | | | | | | User Acct |
|-------------------|--|--|--|--|--|--|--|--|--|-----------|
| | | | | | | | | | | 19982 |
| | | | | | | | | | | GIS Ref |
| | | | | | | | | | | GIS Ref |
| | | | | | | | | | | Insp Date |
| | | | | | | | | | | 11/17/17 |



Patriot Properties Inc.
USER DEFINED

!2414!

PRINT

| Date | Time |
|----------|----------|
| 12/10/20 | 17:49:45 |
| | |
| | |
| | |

LAST REV

| Date | Time |
|----------|----------|
| 11/20/17 | 08:05:14 |
| | |
| | |
| | |

ekelly

2414

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-----------------|-----------|------|------------|-------------|------------|----|-----|-------|-------|
| HARRINGTON JAME | 1463-33 | | 11/17/2014 | Convenience | | 1 | No | No | |
| | 837-145 | | 7/5/1973 | | 43,250 | No | No | N | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date | Result | By | Name |
|-----------|--------|---------|--------|-----|------------|----------|------------|--------------------|------------|--------------|-----|---------|
| 10/4/2000 | 786 | Porch | 2,150 | C | | | | REPAIR FRONT STAIR | 11/17/2017 | MEAS&NOTICE | HS | Hanne S |
| | | | | | | | | | 1/23/2009 | Meas/Inspect | 294 | PATRIOT |
| | | | | | | | | | 2/17/2000 | Meas/Inspect | 263 | PATRIOT |
| | | | | | | | | | 8/10/1993 | | RV | |

Sign: VERIFICATION OF VISIT NOT DATA _____

| | | | | | | | |
|-----------------------------|------------------|---------------------------|-----------|-----------------|---------|---------------|--|
| EXTERIOR INFORMATION | | BATH FEATURES | | COMMENTS | | SKETCH | |
| Type: | 6 - Colonial | Full Bath: | 1 | Rating: | Average | | |
| Sty Ht: | 2 - 2 Story | A Bath: | | Rating: | | | |
| (Liv) Units: | 1 Total: 1 | 3/4 Bath: | | Rating: | | | |
| Foundation: | 3 - BrickorStone | A 3QBth: | | Rating: | | | |
| Frame: | 1 - Wood | 1/2 Bath: | 1 | Rating: | Average | | |
| Prime Wall: | 8 - Brick Veneer | A HBth: | | Rating: | | | |
| Sec Wall: | % | OthrFix: | | Rating: | | | |
| Roof Struct: | 2 - Hip | OTHER FEATURES | | | | | |
| Roof Cover: | 1 - Asphalt Shgl | Kits: | 1 | Rating: | Average | | |
| Color: | BRICK | A Kits: | | Rating: | | | |
| View / Desir: | | Frl: | 2 | Rating: | Average | | |
| GENERAL INFORMATION | | WSFlue: | | Rating: | | | |
| Grade: | C - Average | CONDOS INFORMATION | | | | | |
| Year Blt: | 1938 | Eff Yr Blt: | | Location: | | | |
| Alt LUC: | | Alt %: | | Total Units: | | | |
| Jurisdict: | | Fact: | . | Floor: | | | |
| Const Mod: | | | | % Own: | | | |
| Lump Sum Adj: | | | | Name: | | | |
| INTERIOR INFORMATION | | DEPRECIATION | | | | | |
| Avg Ht/Ft : STD | | Phys Cond: | GD - Good | 18. | % | | |
| | | Condition: | | | | | |
| | | Age: | | | | | |

INTERIOR INFORMATION

| | | | | |
|---------------|-------------|-------------|-----------|------|
| Avg Ht/FL: | STD | Phys Cond: | GD - Good | TD |
| Prim Int Wall | 2 - Plaster | Functional: | | |
| Sec Int Wall: | % | Economic: | | |
| Partition: | T - Typical | Special: | | |
| Prim Floors: | 4 - Carpet | Override: | | |
| Sec Floors: | % | | Total: | 18.6 |

DEPRECIATION

| | | |
|-------------|-----------|------|
| Phys Cond: | GD - Good | 18. |
| Functional: | | |
| Economic: | | |
| Special: | | |
| Override: | | |
| | Total: | 18.6 |

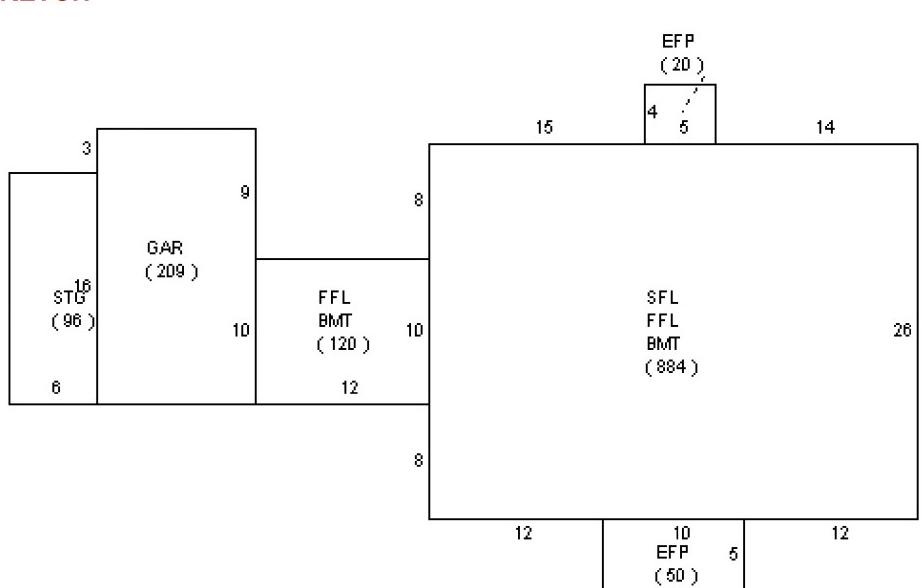
CALC SUMMARY

| | |
|--------------------|------------|
| Basic \$ / SQ: | 125.00 |
| Size Adj.: | 1.20614409 |
| Const Adj.: | 1.01959801 |
| Adj \$ / SQ: | 153.723 |
| Other Features: | 82500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 433990 |
| Depreciation: | 80722 |
| Depreciated Total: | 353268 |

COMPARABLE SALES

| State | Parcel ID | Type | Date | Sale Price |
|-------------------|-----------|---------|--------------|------------|
| | | | | |
| WtAv\$/SQ: | | AvRate: | | Ind.Val |
| Juris. Factor: | | | Before Depr: | 153.72 |
| Special Features: | 0 | | Val/Su Net: | 108.14 |
| Final Total: | 353300 | | Val/Su SzAd | 187.13 |

KETCH



SUB AREA

| SUB AREA | | SUB AREA DETAIL | | | | | | | | | |
|--------------------|--------------|-----------------|-----------|---------|---------|----------|--------|---------|--------|----|-------|
| Code | Description | Area - SQ | Rate - AV | Undepr | Value | Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
| BMT | Basement | 1,004 | 49.810 | | 50,005 | BMT | 100 | RRM | 25 F | | |
| FFL | First Floor | 1,004 | 153.720 | | 154,338 | | | | | | |
| SFL | Second Floor | 884 | 153.720 | | 135,891 | | | | | | |
| GAR | Garage | 209 | 27.490 | | 5,745 | | | | | | |
| STG | Storage | 96 | 8.240 | | 791 | | | | | | |
| EFP | Enclos Porch | 70 | 67.410 | | 4,719 | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| Net Sketched Area: | | 3,267 | Total: | | 351,489 | | | | | | |
| Size Ad | 1888 | Gross Are | 3267 | FinArea | 2139 | | | | | | |

SUB AREA DETAIL

AssessPro Patriot Properties, Inc.



MOBILE HOME Make:

SPEC FEATURES/YARD ITEMS **PARCEL ID** 029.0-0002-0019.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|-----|-----|------|-------|------------|------|-------|--------------|
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|-----|-----|------|-------|------------|------|-------|--------------|

More: N

Total Yard Items:

Total Special Features:

Total: